

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		BOW ST, ARLINGTON

OWNERSHIP

Owner 1:	PROIA LUCIA S TR/			
Owner 2:	LUCIA S PROIA 2014 REVOCABLE			
Owner 3:	TRUST			
Street 1:	311 NEVADA ST			
Street 2:				
Twn/City:	NEWTON			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02460	Type:		

PREVIOUS OWNER

Owner 1:	PROIA LUCIA S -		
Owner 2:	-		
Street 1:	311 NEVADA ST		
Twn/City:	NEWTONVILLE		
St/Prov:	MA	Cnty:	
Postal:	02460		

NARRATIVE DESCRIPTION

This parcel contains 6,101 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Vinyl Exterior and 1968 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.14006	Total SF/SM:	6101	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON		Total:	422,120	Spl Credit		Total:	422,100
--------------	---------	--------------	------	-------------	-----	------------	----------------	-----------	--	--------	---------	------------	--	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6101.000	392,400		422,100	814,500
Total Card	0.140	392,400		422,100	814,500
Total Parcel	0.140	392,400		422,100	814,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		413.87	/Parcel: 413.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	392,500	0	6,101.	422,100	814,600	814,600	Year End Roll	12/18/2019
2019	104	FV	307,400	0	6,101.	416,100	723,500	723,500	Year End Roll	1/3/2019
2018	104	FV	307,400	0	6,101.	319,600	627,000	627,000	Year End Roll	12/20/2017
2017	104	FV	288,500	0	6,101.	301,500	590,000	590,000	Year End Roll	1/3/2017
2016	104	FV	288,500	0	6,101.	277,400	565,900	565,900	Year End	1/4/2016
2015	104	FV	257,300	0	6,101.	259,300	516,600	516,600	Year End Roll	12/11/2014
2014	104	FV	257,300	0	6,101.	238,800	496,100	496,100	Year End Roll	12/16/2013
2013	104	FV	267,700	0	6,101.	238,800	506,500	506,500		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2018	MEAS&NOTICE	BS	Barbara S
2/27/2009	Measured	372	PATRIOT
12/4/2001	External Ins	PM	Peter M
1/13/2000	Mailer Sent		
1/8/2000	Measured	277	PATRIOT
12/1/1991		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

[illegible]

422,120	Spl Credit		Total:	422,100
---------	------------	--	--------	---------

apro

Database: AssessPro - FY2021

2021

***AssessPro* Patriot Properties, Inc**